

**WARREN COUNTY PLANNING DEPARTMENT  
WAYNE DUMONT, JR. ADMINISTRATION BUILDING  
165 COUNTY ROAD 519, SOUTH  
BELVIDERE, NEW JERSEY 07823-1949**

DAVID K. DECH  
PLANNING DIRECTOR



Telephone: (908) 475-6532  
Fax: (908) 475-6537  
planningdept@co.warren.nj.us

**WARREN COUNTY PLANNING BOARD  
AGENDA REVISION 1  
Monday, December 19, 2022  
7:00 p.m.**

**In-Person  
and Via Electronic Communication for Public Viewing/Listening only**

**CALL TO ORDER**

**INTRODUCTORY STATEMENT:**

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act by forwarding a notice of the date, time and location of the meeting to THE STAR-LEDGER, THE DAILY RECORD and the Warren County Clerk and by posting a copy thereof on the bulletin board of the Warren County Courthouse and Administration Building. The meetings will be conducted in person. The public may attend the meeting in person or view the meeting virtually through electronic communications equipment to preserve the health, safety and welfare of the public in conformance with N.J.S.A. 10:4-6, et seq. [the Open Public Meetings Act]. Public comments may be made in person at the time of the meeting or submitted in advance by email or written letter. Formal action will be taken.

**SELECTED SUBDIVISION AND SITE PLAN MAPS TO BE ACTED ON AT THIS  
MONTH'S MEETING MAY BE VIEWED AT**

<https://experience.arcgis.com/experience/f05ecd4320cf44618854c6cf51b5e4cd/>

The public is invited to attend this meeting by calling:

**1-877-309-3457 (toll free) or 1-404-397-1516**

When prompted for Meeting Number (access code) press 2344 158 4462 and the # sign.  
When prompted for Attendee Number press the # sign.

**OR**

**JOIN WEBEX**

<https://warrencountynj.webex.com/warrencountynj/j.php?MTID=m8d7d89e71a1ff8da0d33f33783599bdf>

Meeting number (access code): 2344 158 4462  
Meeting password: gQisnmHY334

**ROLL CALL**

**SALUTE TO THE FLAG**

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**

- November 28, 2022

**PUBLIC COMMENTS**

**SUBDIVISION & SITE PLAN REPORT**

Subdivisions

22-010	Harmony Plains Solar 1, LLC	Harmony
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Site Plans

22-041-SP	OK Auto, 4WD & Tire, Inc.	Franklin
21-018-SP	Harmony Plains Solar 1, LLC	Harmony
21-025-SP	Hope Realty Group LLC	Hope
22-010-SP	7 Route 57, LLC	Hackettstown
22-009-SP	NJDRP LLC	Independence
22-014-SP	Washington Storage Group, LLC	Washington

**CORRESPONDENCE:**

- See Directors Report under #2 Correspondence Received 11/21/22 to 12/12/22

**DIRECTOR'S REPORT**

Warren County Planning Dept. Project Report December 2022

**COMMITTEE REPORTS**

**LIAISON REPORTS**

**OLD BUSINESS**

**NEW BUSINESS**

- Appoint Nominating Committee for 2023 Officers

**OTHER BUSINESS**

**PUBLIC COMMENTS**

**ADJOURNMENT**

**Members Who Do Not Plan To Attend the Meeting  
Please Notify the Planning Department**

## Warren County Planning Dept. Project Report December 2022

### 1. Development Applications Submitted 11/11/2022 to 12/2/2022 (Board Meeting Cut-Off)

Application #	Applicant	Municipality	Road	Use
22-041-22	OK Auto, 4WD & Tire, Incl. c/o Jim Oostdyk	Franklin	NJSH Route 57	Commercial
22-013	Teresa Williams	Alpha	Warren Street	Residential
22-017-SP	Plainview Growers, Inc.	Allamuchy	Gibbs Road	Commercial Agriculture
21-006-SP & 21-007-SP	Jaindle Land Company	White	South Foul Rift & Foul Rift Road	Industrial
22-014	Broadway Energy LLC	Franklin	Route 57	Industrial
21-026-SP	Skoog Holdings, LLC	White	Upper Sarepta Road	Industrial
22-010	Harmony Plains Solar 1, LLC	Harmony	Garrison Road	Industrial
22-042-SP	Jagtar Singh Dhot	White	Belvidere Road	Industrial
21-018-SP	Harmony Plains Solar 1, LLC	Harmony	Brainards Road, Garrison & Harmony station Roads	Industrial

### 2. Corresponded Received 11/21/22 – 12/12/22

Date Received	Subject
11/21/22	<b>Frelinghuysen Township</b> Notice of Public Hearing to amend zoning map to rezone property located a Block 201, Lot 31.01 from NC to ROM. Hearing scheduled for December 21, 2022.

11/21/22	<b>Washington Twp.</b> Amendments to the Master Plan to adopt Farmland Preservation Element and amending the Open Space and Recreation Plan Element of the Master Plan. Hearing scheduled for December 8, 2022
11/21/22	<b>Frelinghuysen</b> – Ordinance to adopt Flood plain management regulations. Hearing scheduled for December 21, 2022.
11/28/22	<b>Independence</b> - Updated Classification Exception Area of Former Bergen Machine and Tool Company
11/29/22	<b>Hackettstown</b> Land Use Board Notice . Czig Meister Brewing LLC seeking preliminary and final site plan approval and use variance and bulk variance to allow construction of a two story addition and other site related improvements. Public hearing set for December 12, 2022
11/29/22	<b>Hackettstown</b> Land Use Board Notice . Hackettstown Crossings Associates seek approval to amend the approval of preliminary and final major subdivision and site plan approvals to create individual fee simple lots around 66 proposed townhome units and three acres of dedicated open space. Public Hearing scheduled December 12, 2022
12/2/22	<b>Independence</b> - Notice of Permit Application Filing to NJDEP for 7-Eleven Great Meadows Site 18 Industrial Lane, Independence. Freshwater Wetlands Permit 4 and LOI. Due to former chemical operations, soil and groundwater contamination occurred and this is part of on-going remediation process. Seeking permits to authorize excavation and onsite treatment of impacted soils.
12/2/22	<b>Franklin Twp</b> Land Use Board Notice, Kober Solar Farm application for preliminary and final site plan approval, Block 9 Lots 11 and 11.01, 470 Montana Road. Hearing Scheduled December 1.
12/5/22	<b>Phillipsburg</b> - Notice of Public Hearing Phillipsburg Land Use Board. Hearing for bulk variance relief to enclose front porch within front set back on N. Riverview Rd. Hearing set for December 15.
12/5/22	<b>Lopatcong/Pohatcong Twps.</b> Notice of Public Information Session on Amended Petition for Plan Conformance, Center Boundaries. Pohatcong and Lopatcong Twps. Public Information sessions scheduled December 12.
12/7/22	<b>Mansfield Twp.</b> - Notice of hearing of Mansfield Twp Land Use Board. Classic Workshop applied for conditional use approval and site plan approval located on Rt 57 to occupy an existing building as a public garage. Hearing is set for December 19.

- 12/12/22                      Alpha – Notice of public hearing of Land Use Board. Borough of Alpha is seeking preliminary and final subdivision and site plan approval to subdivide Block 100 Lot 10.02, 83 Industrial Drive into two 10,000 sq. ft lots to construct a water storage tank. Premises is owned by Baramax. Public hearing scheduled December 21, 2022
- 12/12/22                      Mansfield Twp. – Notice of hearing of Land Use Board. Requesting bulk variance with regard for non-conforming conditions for lot area, lot depth and front yard setbacks for construction of second story addition to existing residential structure on Block 3202 Lot 5 . Property is located on Schafer Road. Hearing scheduled for December 19, 2022.

**3. Development Review Online Applications** – December 2022 development applications are in process of being uploaded into the story map. Story map is being phased out and ArcGIS Experience Builder will be used to show case Development Review applications. The new link is <https://experience.arcgis.com/experience/f05ecd4320cf44618854c6cf51b5e4cd/>

**4. Public Information Requests** – Addressed/processed one requests from November 19 through December 9.

**5. Demographics/US. Census** –The New Jersey 2020 Census data is on the NJ Data Center web page at [https://nj.gov/labor/lpa/census/2020/2020census\\_index.html](https://nj.gov/labor/lpa/census/2020/2020census_index.html) . The Board of County Commissioners approved a resolution requesting the Office of Management and Budget to classify Warren County in the New York-Newark Metropolitan Statistical Area instead of the Allentown-Bethlehem-Easton MSA. The OMB replied and said that by current definition Warren County is a central county in the ABE Urban Area and that it would be classified in the ABE MSA. The OMB stated that it will be revising the MSA classifications in 2023 based on the 2020 Census Data. Subsequently, we were contacted by Senator Corey Booker’s office to schedule a meeting to discuss the County MSA resolution and how his office may help. A meeting was held on June 8. Senator Booker’s office asked for additional information and will be following up with the Census Bureau and OMB. No response has been received yet as of December 9, 2022

**6. Open Space and Trails** – The GIS “Trails” layer is now complete. Recent updates filled in missing segments of trails. A countywide comprehensive trails map.

**7. Warren Highlands Trail**- A spur of the trail is being blazed through Harmony Township. Signage is being considered on CR 519 in Harmony Twp. where the trail will cross.

**8. Morris Canal** – French and Parrello was contracted for engineering services for the design for construction of trails on six segments of the Morris Canal owned by the County. As of this writing the Phase II Archeological investigation is still ongoing. SHPO had additional comment/questions about the project about the color of the pedestrian bridge abutment, interpretive signage, and why the trail deviates from the Canal’s towpath alignment in several locations. Soil Conservation District Permit has been obtained. A Stormwater permit is now required from the State Dept. of Agriculture. The NJDOT will then issue a Categorical Exclusion document. No new progress since October.



It is undetermined when the project will go out for bid and construction. Autumn of 2023 is now the projected date for start of construction.

**9. Warren Heritage Scenic Byway** – Both the Northern and Southern Extensions were submitted and received by the NJDOT. Coordinating on scheduling a meeting to continue to move the project forward.

**10. Rt 57/CR 519** - A virtual meeting with the NJDOT was held on November 10. Projects of interest are; Rt 22/CR 519, Rt 57/CR 519, Rt 46/CR 519, the I-80 Interchange in Columbia. The CR 519/Rt 57 project is still on schedule with construction scheduled for 2024

**11. I-80 Rockfall Project/S Turns/Retaining Wall** - The current schedule projects construction to start in 2025 and complete 2029. NJDOT needed to amend the Transportation Improvement Program to advance funding into preliminary engineering to fix the retaining wall that holds up I-80 eastbound in the Rockfall project area. Total PE, Design, and construction costs are estimated to be \$56.5 million. Currently reviewing the draft flood hazard permit NJDOT filed with the NJDEP for the retaining wall stabilization project. Comments were submitted the week of Sept 19. NJDEP's decision on the permit is still pending.

**12. Pilot Freight Concept Development Program- Drainage Culvert Replacement Project in Hackettstown** –

**13. Freight Rail Grade Crossing Assessment Study** - Planning Staff participated on the Technical Advisory Committee for the NJTPA's [Freight Rail Grade Crossing Assessment Study](#). The first study was completed in 2008 to address the impacts of increased freight rail traffic along the region's major freight rail lines. This traffic creates increased delays at grade crossings and raises issues of safety and quality of life in those communities where these crossings are located. The conditions have changed since the completion of the original study. The purpose of this study is to update the original study to document the current conditions and to develop recommendations for addressing issues at the top 10 grade crossings in need of improvement. Since the study is focusing on only the main lines that serve the region, the Lehigh Line, which is the Norfolk Southern Main Line, is the only line that will be studied in Warren County. The only grade crossing on this line in Warren County is at Springtown Road in Pohatcong Twp. The study is scheduled for completion by June 2023.

**14. Transportation Plan** – The County Planning Board held a public hearing on May 23, 2022 meeting and adopted the Plan. The adopted plan is on the County website.

**15. County Transportation Advisory Council-**

**16. NJTPA** - Attended the December 12 NJTPA PDC/PEDC and Freight Initiatives meeting. The PEDC approved the NJTPA's Roadway Safety Performance Measure targets for 2023 to meet the states vision and policy to eliminate fatalities and serious injuries on the state's roadways. Freight Committee heard presentations on the industrial/warehouse industry particularly the conversion of existing office parks/buildings to industrial/warehouse space. The NJDOT stated that is updating its Freight Plan and will be addressing the need for truck parking in the state. It was announced that Board meetings will go to in-person meeting beginning in March 2023. Committee meetings will continue to be virtual.

**17. NJTPA Subregional Study Program-** To advance some of the recommendations contained in the County's Transportation Plan, we worked to complete thumbnail sketches for four different planning projects for consideration. Completed submission of grant application for the Countywide Comprehensive Complete Streets Study August 26<sup>th</sup>. After several minor revisions and discussions, the project will be included in the NJTPA's Unified Planning Work Program for funding in FY 2024.

**18. EV Vehicles -** Working with NJTPA to locate more Electric Vehicle chargers throughout the county. We are assisting the County's Public Works Director is exploring the possibilities of converting the County motor pool to EV and identify locations throughout the county where charging stations may be installed for county and for public use. Ideally they should be installed in locations throughout the county to ensure adequate coverage and reliability.

**19. Lackawanna Cutoff-** NJTRANSIT announced that funding has been allocated for the continued expansion of the project Rehabilitation of the Roseville Tunnel should have begun in June. Additionally, NJT, NJDOT, and PennDot will be filing an application to the Federal Railroad Administration (FRA) for funding to conduct a detailed comprehensive engineering evaluation of the entire corridor from Andover to Scranton. Attended regional meeting with local and regional leaders regarding the potential application to the FRA. The application must be filed by the end the year.

**20. Raritan Valley Line-** Recently, the Lehigh Planning Commission announced that it is partnering with PennDot to conduct a study of passenger rail options into the Lehigh Valley. One of the lines being examined is the Raritan Line extension from High Bridge through Phillipsburg. The Lehigh Planning Commission and PennDot should have a consultant under contract by October. The final study should be completed in one year.

**21. Road Safety Audit -** The NJTPA with the NJDOT developed road safety audit program where a segments of roadway that statistically have a higher number of crashes are identified as a candidates for an audit. The segment of County Route 519 from Rt 57 south to Strykers Road was identified for the audit. The audit team, led by Greenman Pederson, visited the site t on October 4 and 5 with county and municipal officials. Many interesting ideas were discussed to address safety, congestion, and freight movement. A report of GPI's findings and recommendations will be submitted in November/December

**22. CR 519/521 Weight Restriction/Truck Routes-** Under review by NJDOT. A meeting with the Mayors that was scheduled to discuss the possibility of establishing a truck route system in Warren County was canceled. The meeting will be rescheduled in 2023.

**23. NJDOT/ NJTPA TAP Grant-** Staff had a pre application meeting for the NJDOT Transportation Alternatives Program. The County is planning on moving forward with a grant application through this program for the installation of a bridge across the Lopatcong creek in addition to the continued enhancement of the Morris Canal Greenway trail in the Lopatcong Creek vicinity. The Application was filed on November 3.

**24. Economic Development Council** –Attended the December 8 EDC meeting.

**25. Musconetcong River Management Council** – Next meeting December 20, 2022 via zoom.

**26. Solid Waste and Recycling -** Weekly education advertisements about recycling continue to run in the Express Times and/or Warren Reporter.



Developed a How and What to Recycle brochure that was also posted on the county website. In addition, earlier this month, a postcard displaying useful websites was distributed to households located in the municipalities that have the lowest documented recycling rates.

Received the application for a food waste composting facility proposed in Mansfield Twp. for inclusion in the Warren County Solid Waste Management Plan. The SWAC heard a presentation from the applicant at its meeting on September 1. The October meeting had to be canceled due to the number of people in attendance. The SWAC Sub-Committee had a field visit to a food waste compost operation in Sussex County that utilizes windrows technology instead of aerated static piles. The SWAC meeting was held on November 3 at the Warren County Technical School to hear presentation by Vivaria and the objectors to the project. The review is ongoing. County Planning staff will be preparing comments on the concept plan for the SWAC to consider. Next SWAC meeting will be February 2, 2023.

**27. County Road Map-** The narrative and photos were added to the backside of the map. Narrative was added. Narrative is under review by Public Information Department currently.

**28. Park Locator App and Parks Story Map-** The app is still a work in progress and will be able to deploy from any mobile device. The link for "Warren Parks Locator and Story Map is <https://warrencountynj.maps.arcgis.com/apps/Shortlist/index.html?appid=493ae0539bc84ede9dcedab2e0ac8b84>. The story map shown is in process of being converted to ESRI's new format. The older version will be phased out. The new Story map is in its finishing stage. Added more pictures to the story map and will be doing the final review.

**29. North Jersey Resource Conservation and Development –** Meeting was held December 8.  
<https://www.northjerseyrcd.org/>

**30. Assisting other Departments--**Assisting Land Preservation in getting Green Acres Project Reference maps for two land owners, 90 Lannings Lane, Washington Twp and 908 Route 517, Independence Twp.

**31. GIS –** Work in progress on Industrial zoning overlaid with Industrial use applications, factoring out the remaining industrial zoning land. Creating a map with industrial zones and industrial applications and weight restricted roads, county and municipal. Another project being worked on is the crash sites. A scheduled meeting with ESRI solution engineer is scheduled for December 28, 2022 to help with adding the hundredth of mile increments to our existing mile post data.

**32. County Planners Association –**

**33. Highlands Sustainable Economic Plan –** The Plan is available at:  
<https://www.nj.gov/njhighlands/master/economic-sustainability/>.

**34. Regional Planning Meetings -**

**35. Highlands Planning -** Attached is a notice of a grant opportunity offered by the Highlands Council to municipalities for the purpose of analyzing a municipality's zoning for appropriateness for warehousing uses.

**36. County Website Update-** Working on adding GIS portal to website.

**37. Other Seminars, Workshops, meetings-**

**38. Musconetcong Watershed Association-** Supplied a letter of support for the MWA application to the Together North Jersey's Vibrant Places Program to conduct a Community Vision Plan in the Village of Asbury. The MWA application has been accepted by Together North Jersey. The Voorhees Transportation Center at Rutgers will supply the technical assistance needed to conduct the planning process and plan.

**From:** [Tagliareni, Annette \[HIGHLANDS\]](#) on behalf of [Spinelli, Ben \[HIGHLANDS\]](#)  
**To:** [Tagliareni, Annette \[HIGHLANDS\]](#)  
**Bcc:** ["jfemia@co.bergen.nj.us"](#); ["jbarilla@co.morris.nj.us"](#); ["andrash@passaiccountynj.org"](#);  
["PlanningBd@co.somerset.nj.us"](#); ["asylvester@sussex.nj.us"](#); ["planningdept@co.warren.nj.us"](#);  
["kfullerton@co.hunterdon.nj.us"](#)  
**Subject:** Warehouse Development and Your Community  
**Date:** Tuesday, November 29, 2022 9:14:00 AM  
**Attachments:** [highlands\\_muni\\_ltr.pdf](#)

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Dear County Planning Director,

I would like to make you aware of an initiative recently launched by the Highlands Council to help address the issues associated with the siting of warehouses in Highlands communities. There are varied aspects related to warehouse distribution facilities and we believe the Highlands Council is in a unique position to help identify and resolve these issues.

Please see the attached letter which has been sent to each of the 88 municipalities in the Highlands Region. As we state in the letter, "understanding how much and where warehousing may be permitted in a municipality is critical." We are particularly concerned with ensuring that warehouse development that is inconsistent with the Highlands Regional Master Plan is discouraged or prevented. Loss of prime agricultural soils, impacts to streams and wetlands, damage to important environmental resources and the effects on traffic and existing infrastructure are all primary issues that must be addressed. In answering this need, the Highlands Council is offering a non-competitive grant opportunity to all 88 municipalities in the Region. The "Local Zoning Local Control" grant will provide an initial grant of up to \$5,000 to review current municipal zoning and to ensure that all permitted land uses are consistent with the community's vision for the municipality and its citizens.

The Highlands Council would like to work alongside our County partners in this effort. We invite you to solicit support from your constituent municipalities to take advantage of this grant opportunity. If the County is interested, we would welcome your efforts toward ensuring a coordinated municipal approach to warehousing/distribution facility issues as well. It is important that municipal efforts integrate with the goals and intents of the County Master/Strategic Plan, and in particular, that proper consideration be given to county roadway and stormwater infrastructure plans. The County Planning Department is uniquely suited to providing the information and the assistance that municipalities may need to best-accomplish the task.

We would appreciate your input as to what additional steps/actions we may take together to ensure that our communities are prepared, not only for warehousing, but for the many other challenges that lie ahead. Please let us know how we can help.

Sincerely,

**Benjamin L. Spinelli, Esq.**  
**Executive Director**

**New Jersey Highlands Council**  
100 North Road (Route 513)  
Chester, NJ 07930-2322  
(908) 879-6737 ext. 101

(908) 879-4205 Fax

[ben.spinelli@highlands.nj.gov](mailto:ben.spinelli@highlands.nj.gov)  
[www.nj.gov/njhighlands/](http://www.nj.gov/njhighlands/)

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# Local Zoning, Local Control.

## The importance of properly siting warehousing in the New Jersey Highlands

Traditionally confined to arterial roadways, interstate highways, and industrial centers, warehouse proposals now seem to be expanding into farmland and small communities that may, or may not, have infrastructure capacity to support this type of growth. Traffic safety and the introduction of truck traffic, loss of important resources, alteration of community character, increased stormwater runoff and impact on agricultural resources are just some of the impacts that warehouse development may have on a community.

Understanding how much and where warehousing may be permitted in a municipality is critical. In many municipalities, local zoning permits warehousing as-of-right, meaning a warehouse developer does not need to go through a lengthy variance process with the Zoning Board of Adjustment, but can simply gain local site plan approval through the Planning Board.

As a regional planning agency, the Highlands Council is in a unique position to help. An analysis of your local zoning may reveal additional steps your community can take to ensure that you have sufficient local control over future development. In most cases, the Highlands Council can provide funding to complete additional planning work.

**There are places where warehousing  
is an acceptable use and places where  
it is simply the wrong type of  
development for a community.**

### Grant Opportunity

- ✓ **Up to \$5,000**
- ✓ Review current zoning to clarify what as-of-right development is permitted.
- ✓ Identify areas in your community where warehousing may be appropriate and where it makes no sense.
- ✓ **Non-competitive**
- ✓ **No match required**
- ✓ **Eligible applicants:** Highlands municipal governments
- ✓ **Eligible expenses:** planning, design and engineering costs
- ✓ **Reimbursement-based**
- ✓ **Approved Scope of Work required**